



Bancroft TMC Newsletter

Dear Residents,

AGM

The Bancroft Tenant Management Cooperative Annual General Meeting took place on 29th September at the Bethnal Green Library. We would like to thank all those who took the time to attend the meeting. This year we had 10 applicants to fill the 6 management committee spaces of whom the following residents were elected:

Richard Ulla – Braintree House	Roshanara Chowdhury – Sceptre House	Mohammed Ahbab Hossain – Colebert House
Victor Ludlow – Pemell House	Salim Ullah – Doveton House	Mustafa Muktedir – Braintree House

We would like to take this opportunity to thank all those who took part and sincerely hope those parties not successful this year will apply again in the future.

ASB

Recently, we have seen an increase in nuisance caused by those engaged in illegal drug consumption/dealing especially in areas in and around Mantus Road and our Green. Persons engaged in this unwanted behaviour are also abusing/vandalising communal areas so we would ask that residents do not allow access to people they do not know. We have recently met with stakeholders and more park guard patrols along with a higher Police presence in the area has been agreed.

Play Area

You may have noticed that some painting has taken place in and around the play area. The Artist will be holding a workshop with the children next Wednesday during half term for children aged between 5-12. A session with older children and the artist will take place towards the end of the project. For further details please contact the TMC office.

Fire Works and Fire Risk Assessment checks

Traditionally, this time of the year fireworks are used and we cannot stress highly enough the importance of using them safely and being mindful of not compromising the health and safety of others around you. Should you witness anyone misusing fireworks, please report this both to the Police and the TMC Office. For information on fire work safety please visit: www.london-fire.gov.uk/safety/fireworks/

Later this month, the estate will be subject to an inspection which will check how we are complying with good practice in this area. Safety information can be found on the reverse side of this newsletter. We need your help to ensure that we can pass this inspection with flying colours.

Free Internet for Bancroft Residents

Finally, we are delighted to let you know that Bancroft residents can apply for this opportunity, subject to meeting the criteria:

- Be a Bancroft TMC Resident. [Free internet for THH residents - Tower Hamlets Homes](#)
- Be signed up to My THH (It is the account that deals with rents), if you are not already.
- Live in an area that is currently serviced by Hyper Optic or Community Fibre (We have both providers on the estate so everyone does qualify on this ground).
- Be in receipt of a means tested benefit and/ or a disability related benefit.

Ways to contact us:

Telephone: **0207 265 8343**

Email: enquiries@bancrofttmc.org.uk

Web Contact form: www.bancrofttmc.org.uk

During out of hours for all emergency repairs please call THH on **0207 364 5015**

Fire Risk

We are due to have a fire risk inspection on the estate while we need you to play your part to ensure fire risks are minimised and the following points observed:

- Disposing cigarette ends
- Smoking is the most common cause of fire fatalities according to the LFB and we frequently receive complaints from ground floor
- residents about cigarette stubs being thrown into gardens from balconies. This is extremely dangerous for the residents below and can cause serious injury as well as fire.
- Do not throw cigarette stubs over the balcony.
- Please make sure cigarettes are put right out and disposed of properly.
- Use proper ashtrays, which can't tip over and stub cigarettes out properly.
- Make sure smoking materials are out, cold and preferably wet them before throwing into a bin.

For further information please visit: <https://www.london-fire.gov.uk/safety/the-home/smoking/>

Maintaining private gardens

There can be risks caused by having an overgrown garden both to yourself and your neighbours. The most common risks include; increased likelihood of fire and fire spreading putting all the residents in the block in danger as well as the risk of personal injury to yourself from trips and falls.

If you have a garden, you must:

- Keep it tidy and free from household rubbish and furniture
- Not lop or remove any tree without getting our written permission first
- Not put up a shed or other structure without getting our written permission first.
- If you are unable to maintain your garden for some reason, please contact us and we may be able to assist you.

If you have large household items that you want to dispose of these can be removed by the Council. Please call: 020 7364 5004 to arrange a collection.

Obstructions in communal walkways/areas

- You must not obstruct any communal areas such as access balconies, corridors, landings or staircases either serving your home or any other part of the block.
- Obstructions/items stored in communal areas can be detrimental in case of fire and cause, trips, delays in evacuation/rescue efforts in an emergency.
- Combustible items left outside can also catch fire and spread to your building therefore please report all fly tipping including any residents seen to be disposing such items in communal areas.
- No items should be left both outside flat and in communal areas
- You must not store anything in the common part this includes plant pots, planters, furniture and constructions on front/communal balconies are not allowed;
- Washing lines is not allowed where they are fixed across a walkway, causing an obstruction or where they are attached to any pipes;
- Bicycles, and the like are not allowed;
- Hazardous items including plastic storage sheds are not allowed.
- Security Grilles on front doors. We understand why some residents have security grilles on their front door, however, there are risks associated with security grilles in case of an emergency as it can stop you leaving the flat quickly and slow down the fire service. Tenants with new front doors do not need to consider a front door grille as these doors are deemed to be secure.
- If you have a grille across your front door, it must:
 - Not be fixed to the front door frame.
 - Not obstruct the walkway. For example, the grille must lie flat against the wall when it is open. Ideally, you should be able to open grilles from the inside without a key. If not, does everyone in your home know what to do and where the keys are if they need to escape a fire?

Barbeque on balconies

The information below is to help protect you, your family and neighbours from the risk of fire. Please follow these guidelines so everyone can remain as safe as possible.

- Never use a BBQ indoors or on a balcony.
- Never use a disposable BBQ inside a building or other enclosed space. Once lit they give off poisonous carbon monoxide fumes that can kill. 'Always use and leave BBQ outdoors, where the fumes can disperse and it can cool down completely.' For more information, please visit: www.london-fire.gov.uk

